

CITY OF SAN ANTONIO

Zoning Commission Agenda

Cliff Morton Development and Business Services Center
1901 S. Alamo Street
Board Room

Tuesday, March 15, 2011
12:45 PM

ZONING COMMISSIONERS

Mariana Ornelas – District 1	Christopher Martinez – District 6
Bennie Cole – District 2	David Christian – District 7
Andrew Anguiano – District 3	Susan Wright – District 9
Jim Myers – District 4	Milton R. McFarland – District 10
Vacant – District 5	Brenna Nava – District Mayor
Billy J. Tiller – District 8 Chairman	

1. **12:45 PM** - Work Session - discussion of policies and administrative procedures and any items for consideration on the agenda for March 15, 2011.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of March 1, 2011 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2011062:** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District, “I-1” General Industrial District, and “R-4” Residential Single-Family District to “MF-33” Multi-Family District and “MF-33 AHOD” Multi-Family Airport Hazard Overlay District on Lot 16, Block 1, NCB 10331, 1691 Rigsby Avenue. (Council District 2)
7. **ZONING CASE NUMBER Z2010156 CD:** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with an Conditional Use for a Office on Parcel 100, Parcel 126 and Parcel 126A, NCB 17365 (2.8030 acres), 4144 Jung Road. (Council District 10)
8. **ZONING CASE NUMBER Z2011013 S:** A request for a change in zoning from “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District to “C-2 AHOD S” Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Reception Hall on Lot 58, Block 4, NCB 11264, 7402 New Laredo Highway. (Council District 4)
9. **ZONING CASE NUMBER Z2011056 CD:** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-1 CD AHOD” Light Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on the south 216 feet of Lot 440, NCB 7850, 363 West Mayfield. (Council District 4)

10. **ZONING CASE NUMBER Z2011059:** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lots 1 though 4 and Lots 18 through 21, Block 7, NCB 2113, 2059 West Poplar Street and 256, 260, 264 and 268 Albert Street. (Council District 1)
11. **ZONING CASE NUMBER Z2011065 CD:** A request for a change in zoning from “R-4” Residential Single-Family District to “R-4 CD” Residential Single-Family District with a Conditional Use for an Assisted Living Facility on North 62.5 feet of Lot 4 and Lot 5, Block 14, NCB 10794, 214 Talisman Street. (Council District 3)
12. **ZONING CASE NUMBER Z2011066 S:** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-3 S IDZ AHOD” General Commercial Infill Development Zone Airport Hazard Overlay District with a Specific Use Authorization for a Correctional Institution on Lot 26, Block 120, NCB 227 and Lots 7 through 15, Block 118, NCB 228, 800 Buena Vista Street and 826 Monterrey Street. (Council District 5)
13. **ZONING CASE NUMBER Z2011069 CD:** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on the north 132.5 feet of Lot 16, Block 62, NCB 7217, 923 Fresno. (Council District 1)
14. **ZONING CASE NUMBER Z2011070:** A request for a change in zoning from “C-2” Commercial District to “R-5” Residential Single-Family District on Parcel 124, NCB 18313, a portion of the 7500 Block of Tezel Road. (Council District 7)
15. **ZONING CASE NUMBER Z2011071 CD:** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-2 CD IDZ AHOD” Commercial Infill Development Zone Airport Hazard Overlay District with a Conditional Use for a Pawn Shop on South 50 feet of Lot 1 and Lot 2 and the north 107.1 feet of Lot 2 and all of Lot 3, Lot 4 and Lot 5, Block 1, NCB 2322, 105 South Zarzamora Street and 2918 West Commerce Street. (Council District 5)
16. **ZONING CASE NUMBER Z2011073:** A request for a change in zoning from “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “NC” Neighborhood Commercial District and “R-4” Residential Single Family District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “MF-33” Multi-Family District on 0.204 acre out of Lots 3 and 4, Block 5, NCB 2569, 250 East Cevallos. (Council District 5)
17. Briefing on the proposed South Presa Metropolitan Corridor Overlay District (MC-2) and South Presa Comprehensive Rezoning Case.
18. Briefing on the proposed Old Highway 90 Corridor Comprehensive Rezoning Case.
19. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
20. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7245 Voice/TTY.



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011062
Hearing Date: March 15, 2011
Property Owner: Cruz R. Ortiz
Applicant: Cruz R. Ortiz
Representative: Cruz R. Ortiz
Location: 1691 Rigsby Avenue
Legal Description: Lot 16, Block 1, NCB 10331
Total Acreage: 0.2296 of an acre
City Council District: 2
Case Manager: Micah Diaz, Planner
Case History: This case was continued from the March 01, 2011 public hearing.

Proposed Zoning Change

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-1" General Industrial District, and "R-4" Residential Single-Family District

Requested Zoning: "MF-33" Multi-Family District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 11, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 18, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 11, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 29

Neighborhood Associations: None

Planning Team Members: None

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North	"R-4" Residential Single-Family District	Undeveloped land
East	"R-4", "C-1" Light Commercial District, and "I-1" General Industrial District	Undeveloped land, bakery/restaurant, vacant residence & welding shop
South	"R-6" Residential Single-Family District and "C-2" Commercial District	Single-family residences, church, tow yard, ice cream shop, undeveloped land
West	"R-4" and "I-1"	Single-family residences

Overlay and Special District Information: Portions of the subject and surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare	Existing Character	Proposed Changes
Rigsby Avenue	Collector street; two-lanes in each direction with a center median	None known.
Foothill	Local street, dead-end	None known.
Aurelia Street	Local street, one lane in each direction	None known.
Beethoven	Local street, one lane in each direction	None known.

Public Transit: VIA bus lines 30 and 230 run along Rigsby Avenue, with multiple bus stops in the vicinity of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Parking requirements for multi-family uses are determined by the number of dwelling units.

Minimum Parking Requirement: 1.5 spaces per unit

Maximum Parking Requirement: 2 paces per unit

Therefore, as currently configured, the subject property will require between 9 and 12 parking spaces.

Staff Analysis and Recommendation: Denial

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Property History: The subject property was platted in 1891 (volume 72, page 519 in the Historical Records of Bexar County). The property was annexed in 1951 (Ordinance 15765), and was originally split-zoned "J" Commercial

District along the front and "B" Residence District in the back. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "I-1" General Industrial District and "R-4" Residential Single-family District, respectively. The property is developed with two structures, housing a total of six dwelling units. According to the Bexar County Appraisal District, the front structure was constructed in 1947 and measures approximately 1,092 square feet in size; while the rear structure was built in 1992 and measures approximately 2,124 square feet in size. This front structure is currently divided into two dwelling units and the rear structure houses four dwelling units.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is not located within a neighborhood or community plan. However, the requested zoning and existing land use is not consistent with the surrounding properties.

The requested "MF-33" Multi-Family District is usually considered consistent with the High Density Residential land use classification. Typically high density residential developments should be located along collectors, arterials, or highways, and can serve as a buffer between lower density residential uses and commercial uses. Also, high density residential developments should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls.

2. Adverse Impacts on Neighboring Lands:

The requested zoning district allows residential density that is out of character with the neighboring single-family residences. The property does not currently meet the minimum parking requirements for six dwelling units. Staff witnessed approximately six existing parking spaces, with insufficient area for the three additional spaces needed to meet the minimum parking requirement for the dwellings units.

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property or the surrounding neighborhood. The industrial/residential split-zoning is the result of out-dated zoning practices that were once very common, and that continue to affect the entire surrounding neighborhood. Current zoning practices would not place intense industrial zoning in or near established residential neighborhoods.

4. Health, Safety and Welfare:

The subject property was converted into multi-unit residences without proper zoning, permits, or inspections; therefore, the existing development may not be safe as a residential structure and offers little in the way of buffers or other protections for the adjacent single-family uses.

Both the existing and requested zoning districts are inappropriate for the subject property. However, staff does not recommend creating a precedent by approving new inappropriate zoning. Either a single-family residential or residential-mixed district would be more suitable for the property.

5. Public Policy:

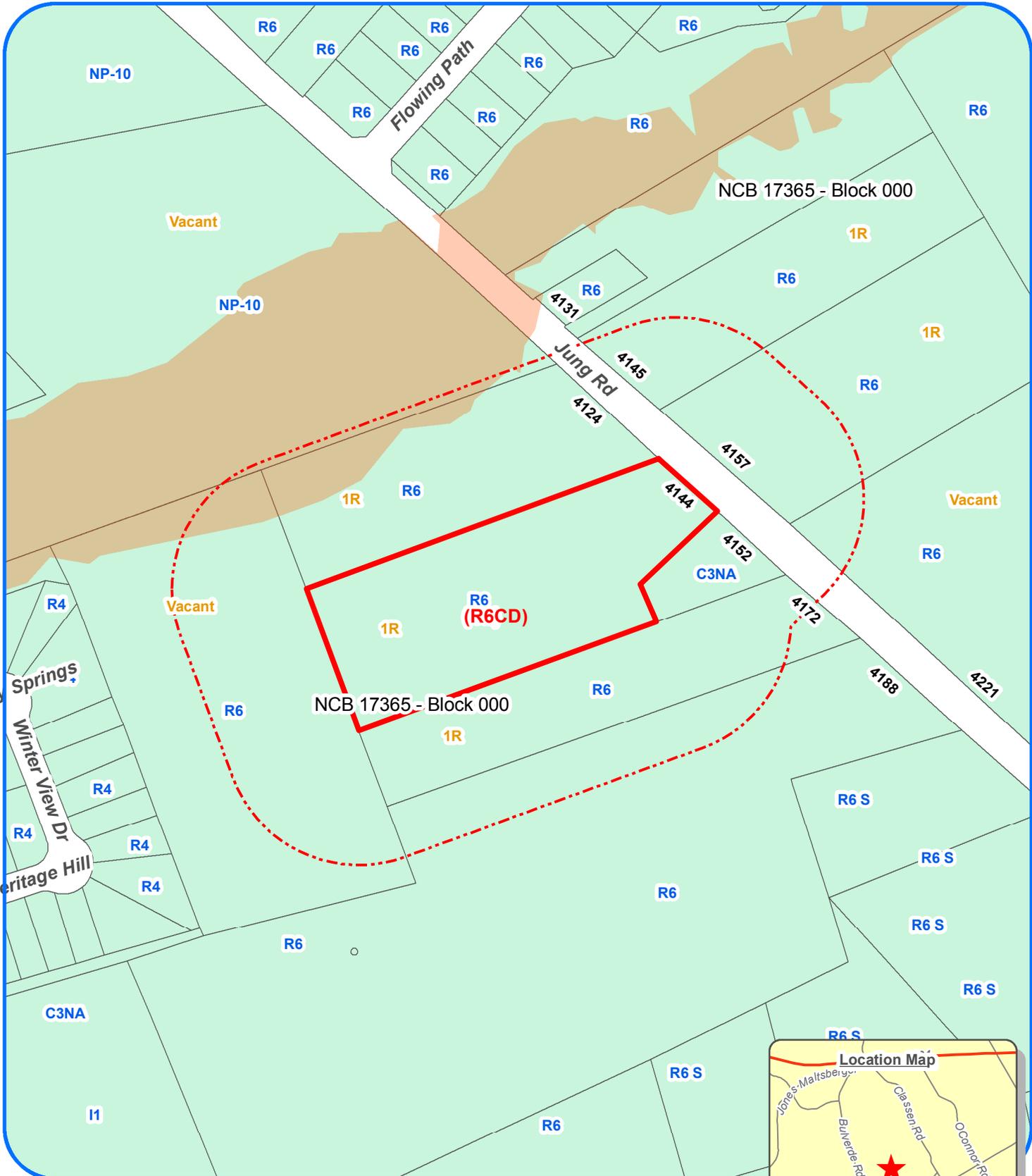
None.

6. Size of Tract:

The subject property is a typical size for single-family development; and may be able to reasonably accommodate two to four dwelling units while maintaining building setbacks, providing sufficient parking, and allowing construction that is similar in height and bulk to the neighboring single-family residences. However, the property's narrow width makes it an inappropriate location for high density residential uses.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2010-156 CD

Council District 10
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 17365 - Block 000 - Parcels P-100 (2.074), P-126 (.229), and P-126A (.500)

Legend

- Subject Property (2.803 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change TEXT
- 100-Year DFIRM Floodplain ———
- Single Family Residential 1R



Planning & Development Services Dept
 City of San Antonio
 (09/15/2010 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2010156 CD
Hearing Date: March 15, 2011
Property Owner: Veronica Montelongo
Applicant: Brown & Ortiz, P. C.
Representative: Brown & Ortiz, P. C.
Location: 4144 Jung Road
Legal Description: Parcel 100, Parcel 126 and Parcel 126A, NCB 17365 (2.8030 acres)
Total Acreage: 2.803
City Council District: 10
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District.

Requested Zoning: "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office.

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 2, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 24, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 11, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 9

Neighborhood Associations: None

Planning Team Members: 54 (San Antonio International Airport Vicinity Plan) 42 (North Sector Plan)

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
Northeast	"C-3NA AHOD"	Commercial Use
Southeast	"R-6 AHOD"	Single-Family Dwelling
Northwest	"R-6 AHOD"	Single-Family Dwelling
Southwest	"R-6 AHOD"	Vacant

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare	Existing Character	Proposed Changes
Jung Road	Collector street one lane in each direction	None

Public Transit: The VIA number 641 bus line operates along Jung Road.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required because traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Minimum Parking Requirement: 1 per 300sf GFA. Maximum Parking Requirement: 1 per 140sf GFA.

Staff Analysis and Recommendation: Approval.

Topography: The subject property is relatively flat and has no physical characteristics that are likely to affect the use.

Property History: The subject property was annexed in December of 1995 and totals approximately 2.803 acres. The property was zoned Temporary "R-1" Single Family Residence District upon annexation. In August of 1997, the 2.803 acre site was part of a large-area rezoning and was granted a zoning change from Temporary "R-1" Single Family Residence District to "R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the existing "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District zoning converted from the previous "R-1" Single-Family Residence District. Surrounding zoning includes "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to the southeast and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District southeast, southwest, northwest and across Jung Road to the northeast.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the San Antonio International Airport Vicinity Plan. The San Antonio International Airport Vicinity Plan designates the Future Land Use of the subject property as Low-Density Residential. Low-Density Residential includes single-family dwellings and accessory dwelling units on individual lots. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. The base zoning district for the 2.803 acre site will remain "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District. Therefore, the requested Conditional Use is consistent with the plan.

2. Adverse Impacts on Neighboring Lands:

The granting of the Conditional Use will not have an adverse impact on the neighborhood. The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of conditional zoning shall not be for all of the uses permitted in a given district but shall be only for the conditional use named in the ordinance (Professional Office) approving the conditional zoning district.

3. Suitability as Presently Zoned:

The base zoning district will remain "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District. The following conditions shall apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the City Council: 1. No exterior display or sign with the exception that a nameplate, not exceeding 3 square feet in area, may be permitted when attached to the front of the main structure. 2. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood. 3. Business or office hours of operations shall not be permitted before 7 a.m. or after 6 p.m.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The request does not appear to conflict with any established public policy.

6. Size of Tract:

The building is 4,700 square feet in size, which is adequate space for a Professional Office use. The applicant has submitted a site plan in order to comply with the Conditional Use requirements. The adjacent property at 4152 Jung Road is zoned "C-3NA AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District and is also owned by the property owner of the 2.803 acre site.

7. Other Factors:

In addition to being within the The San Antonio International Airport Vicinity Plan, the 2.803 acre site is also located within the North Sector Plan. The North Sector Plan designates the 2.803 acre site as within the Suburban Tier. The Suburban Tier includes residential uses, neighborhood and community commercial uses. Office - Professional. Facilities used primarily for conducting the affairs of a business, profession, service, industry, or government, or like activity, including such activities as providing day-to-day office administrative services, financial management, billing, record keeping, personnel administration and logistics.

DEVELOPER:

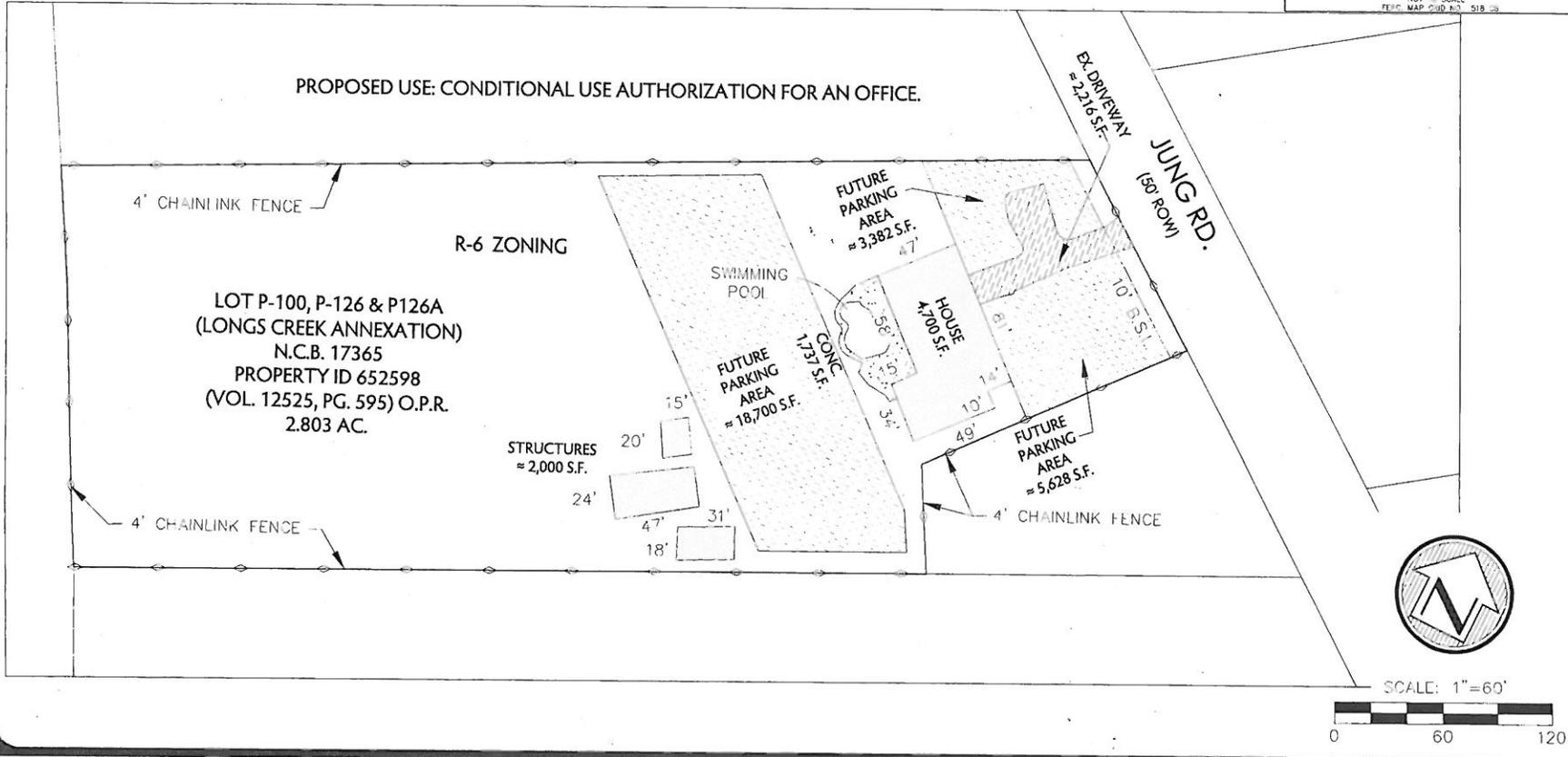
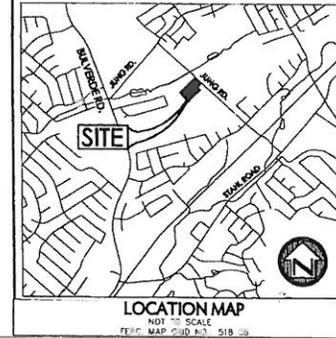
THE NUNLEY FIRM
1580 SOUTH MAIN STREET, SUITE 200
SAN ANTONIO, TEXAS 78006
PHONE: (830) 816-3333
FAX: (830) 816.3388
CONTACT: CECIL BAIN

ENGINEER:

M.W. CUDE ENGINEERS, LLC
ATTN: CHRISTOPHER R. DICE, P.E.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
PHONE: (210) 681-2951
FAX: (210) 523-7112
EMAIL: cdice@mwcude.com

I, Veronica Montelongo, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY / ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS

LOT #	ACREAGE
1	2.803



4144 JUNG ROAD
SITE PLAN EXHIBIT

JOB NO: 00726.000

DATE: 2011-02-10

CUDE ENGINEERS
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL: 210.681.2951 • FAX: 210.523.7112
WWW.MWCUDE.COM
TBP REGISTERED ENGINEERING
FIRM #455



72010156



Zoning Case Notification Plan

Case Z-2011-013S

Council District 4

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 11264 - Block 004 - Lot 58

Legend

- Subject Property (0.458 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(11/10/2010 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2011013 S
Hearing Date: March 15, 2011
Property Owner: Benito M. Valdez
Applicant: Benito M. Valdez
Representative: Benito M. Valdez
Location: 7402 New Laredo Highway
Legal Description: Lot 58, Block 4, NCB 11264
Total Acreage: 0.4576
City Council District: 4
Case Manager: Pedro Vega, Planner
Case History: This is the second public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District

Requested Zoning: "C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Reception Hall

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 2, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 24, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 11, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 30

Neighborhood Associations: None

Planning Team Members: None

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
Southwest	"C-3 AHOD"	Commercial Use
Southwest	"C-3NA AHOD"	Vacant
Northwest across New Laredo Hwy	"RM-4 AHOD"	Commercial Use and Single-Family Dwelling
East across Masters Avenue	"RM-4 AHOD"	Single-Family Dwellings

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare	Existing Character	Proposed Changes
New Laredo Highway	Secondary arterial one lane in each direction	4 lane divided roadway
Masters Avenue	Collector street one lane in each direction	None

Public Transit: There are no VIA bus lines near the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required because traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Minimum Parking Requirement: 1 per 100 sf of GSF. Maximum Parking Requirement: 1 per 75 sf of GSF.

Staff Analysis and Recommendation: Approval.

Topography: The subject property is relatively flat and has no physical characteristics that are likely to affect the use.

Property History: The property was annexed in September of 1952. It was originally zoned "F" Local Retail District. In 1978, the property was rezoned to "B-3" and "B-2" Business Districts. In January of 2001, the subject property was rezoned "B-2 NA AHOD" Business Nonalcoholic Sales Airport Hazard Overlay District as part of the Palo Alto Large Area Rezoning Initiative. Upon adoption of the 2001 Unified Development Code, that zoning designation was converted to the current "C-2 NA AHOD".

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is not located within a Neighborhood or Community Plan.

2. Adverse Impacts on Neighboring Lands:

The granting of the Specific Use Authorization will not have an adverse impact on the neighborhood. In 1999, the subject property was included in the Palo Alto large area rezoning case (Z99189). The purpose of the Palo Alto rezoning initiative was to reduce the visual chaos and create a more attractive corridor to enhance or complement the area by phasing out used automobile sales, automobile repair, bars, etc.

3. Suitability as Presently Zoned:

The base zoning district for the 0.4576 acre site will remain "C-2 AHOD" Commercial Airport Hazard Overlay District. The site has access from New Laredo Highway and Masters Avenue.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

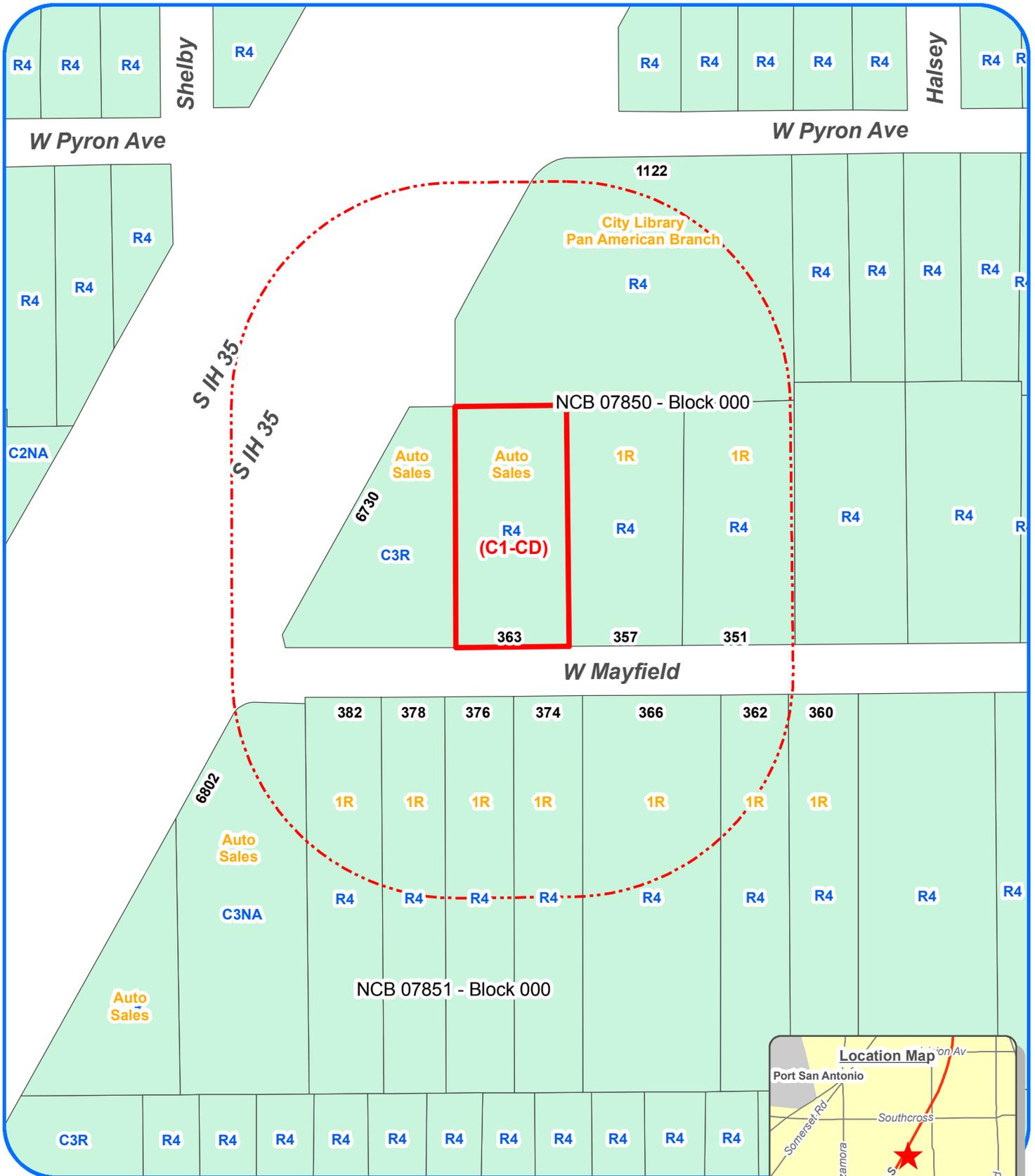
The request does not appear to conflict with any established public policy.

6. Size of Tract:

The existing one story building is approximately 2, 406 square feet in size, with a proposed addition of 605 square feet (Total 3, 011 square feet) which is adequate space for a Reception Hall. The applicant has submitted a site plan to comply with the Specific Use Authorization requirements.

7. Other Factors:

The subject property consists of a 2, 406 square foot vacant commercial building and situated on a block of intense commercial (C-3 and C-3 NA) properties. The proposed zoning request would be appropriate at this location and a beneficial reuse of the existing vacant building. The purpose of the specific use authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations.



Zoning Case Notification Plan

Case Z2011056 CD

Council District 4

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 07850 - Block 000 - S 216 ft of Lot 440

Legend

- Subject Properties — (0.500 Acres)
- 200' Notification Area - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(01/24/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011056 CD
Hearing Date: March 15, 2011
Property Owner: Gary Baker & Rebecca Finnerty
Applicant: Lori Orr, Express Permit Services
Representative: Lori Orr, Express Permit Services
Location: 363 West Mayfield
Legal Description: The south 216 feet of Lot 440, NCB 7850
Total Acreage: 0.5008 of an acre
City Council District: 4
Case Manager: Micah Diaz, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 24, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 4, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 11, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 13

Neighborhood Associations: None

Planning Team Members: 16 – South Central San Antonio Community Plan

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North, east, and south	"R-4" Residential Single-Family District	Public library (north) and single-family residences
West and southwest	"C-3 R" and "C-3 NA" General Commercial District with alcohol restrictions	Auto sales

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare	Existing Character	Proposed Changes
West Mayfield	Local street; two lanes with no center stripe.	None known.
Interstate 35 Access Road	Freeway with two-lane access road (north-bound).	None known.
West Pyron Avenue	Collector street; two lanes.	None known.

Public Transit: The nearest VIA bus lines are located along Commercial Avenue, approximately one-quarter mile east of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Parking requirements for motor vehicle sales are determined by the size of the sales and service building(s).

Minimum Parking Requirement: 1 space per 500 square feet

Maximum Parking Requirement: 1 space per 375 square feet

Therefore, the proposed use and configuration (as shown on the requisite site plan for the conditional use request) will require between 7.2 and 9.6 parking spaces.

Staff Analysis and Recommendation: Approval of "C-1" Light Commercial District, denial of the Conditional Use for Motor Vehicle Sales, with conditions should the requested conditional use be approved.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Property History: The subject property was annexed in 1944 (Ordinance 1391) and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The property was platted in 1927 as part of the Harlandale Acres Tracts No. 2 subdivision. The property's current configuration was created when the northern portion of Lots 440, 441, and 442 were replatted in 1967. The property is currently developed with a single-family

residence that measures approximately 1900 square feet in size. According to Bexar County Tax Appraisal records, the residence was built in 1955, and a detached carport was added in 2002. The rear and side portions of the subject property are paved, and are already in use as motor vehicle sales. Staff observed a sign on the existing house, indicating recent use as tax-prep office.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the South Central San Antonio Community Plan. The future land use designation for the property was recently amended to "Neighborhood Commercial", which is consistent with the zoning request for "C-1" Light Commercial District. When a zoning applicant requests a conditional use or specific use authorization, consistency with an adopted plan is determined by the base zoning district.

2. Adverse Impacts on Neighboring Lands:

Neighborhood land uses can provide an appropriate transition between highways or intense commercial uses and residential uses when located at the periphery of an established residential neighborhood. Approval of the "C-1" Light Commercial base zoning district could allow small retail, service, or office uses while also buffering the existing residences from the existing auto sales lot and the interstate corridor.

Most auto-related businesses are considered regional commercial land uses, and are most appropriately located away from residential uses. The requested conditional use would allow an existing sales lot to expand further into a residential neighborhood. New construction on the subject property will typically require landscape buffers where the property abuts residential zoning and uses. However, per Section 35-510 (4) B, adjacent property owners can agree to reduced landscape buffer requirements. As the owner of the subject property also owns the abutting residential parcel, staff is concerned that expansion of the existing sales lot will not provide sufficient protections for the surrounding neighborhood.

3. Suitability as Presently Zoned:

The existing single-family residential zoning district was suitable for the subject property prior to the expansion of the abutting vehicle sales lot. Although the residential structure remains, it is surrounded by pavement and vehicles; and was most recently used as an office. The property is unlikely to be used for residential purposes in the future.

4. Health, Safety and Welfare:

None.

5. Public Policy:

None.

6. Size of Tract:

None.

7. Other Factors:

Should the requested conditional use be approved, staff recommends the following conditions:

1. A type "C" landscape buffer shall be required where the subject property abuts residential zoning districts or uses. This buffer requirement shall not be eligible for reduction or waiver.
2. Ingress/egress shall not be permitted from West Mayfield. The existing driveway shall be blocked by a locked gate or fence.
3. All exterior lighting shall be directed down-ward and away from surrounding residential properties.
4. Speaker and paging systems with volumes audible from neighboring properties shall be prohibited.

72011056

Address: 8700 S. PAN AM EXPRESSWAY (363 & 363 W. MAYFIELD)

LINE	BEARING	DISTANCE
1	--	12.34'
2	NORTH	12.41'
3	NORTH	5.00'

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- - - - - FLATTED LOT LINE
- - - - - EASEMENT LINE
- - - - - BUILDING SETBACK LINE
- - - - - CHAINLINK FENCE
- - - - - WOOD FENCE
- - - - - WROUGHT IRON FENCE
- - - - - OVERHEAD ELECTRIC
- SET IRON ROD
- FOUND IRON ROD
- ⊕ POWER POLE
- ⊕ GUY ANCHOR
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

GRAPHIC SCALE



ZONING NOTES:

- THE PROPOSED ZONING IS C-1CD
- INTENDED USE: MOTOR VEHICLE SALES
- BUILDING SETBACKS:
20' FRONT MAX.
10' SIDE
30' REAR
- MAX. BLDG. SIZE: 5000 SQ. FT.
- PARKING SPACES REQUIRED: 1 PER 375 SQ. FT. OF BLDG. = 9.8 REQUIRED, 10 PROVIDED, PER SEC. 35-526

15' BUFFER ZONE AS PER SEC 35-510 IS MAINTAINED BETWEEN SUBJECT TRACT AND ADJOINER TO THE EAST (SINGLE OWNER OF SUBJECT TRACT AND ADJACENT TRACTS).

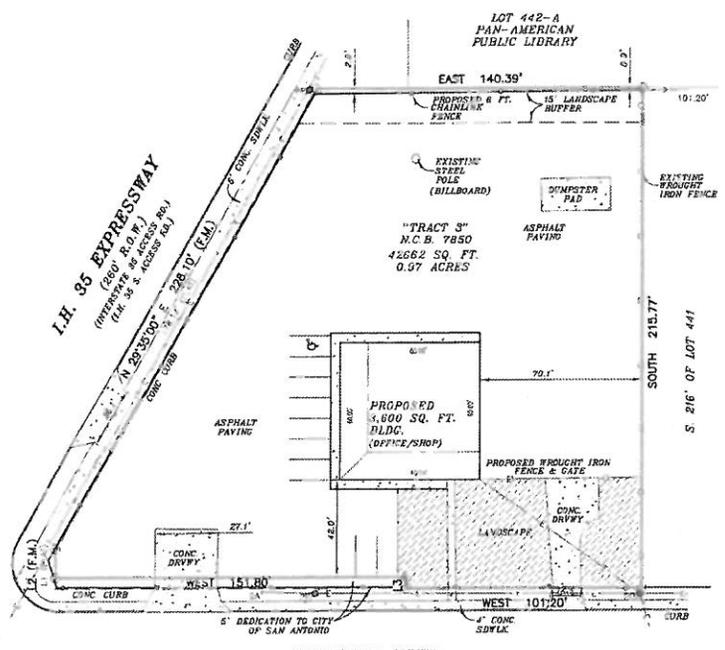
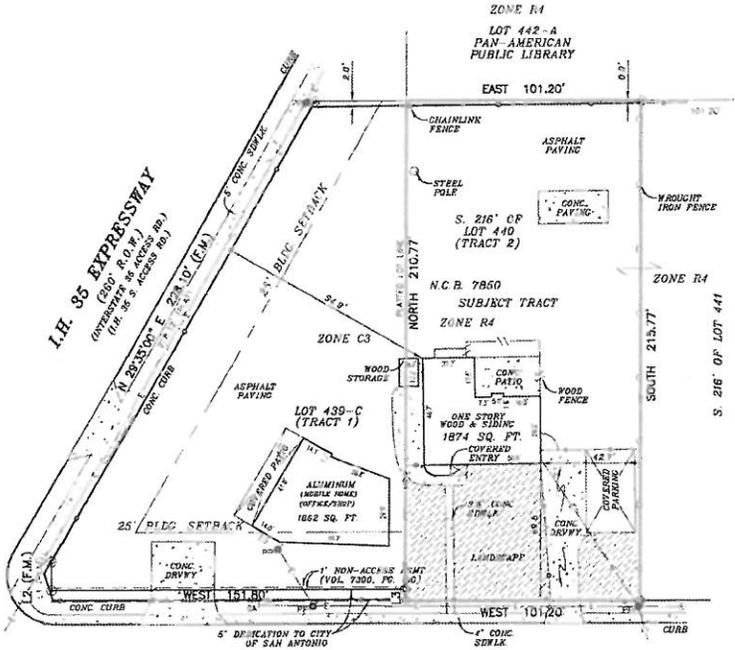
THIS PLAT OF THIS PROPERTY IS CURRENTLY BEING AMENDED TO REMOVE THE LOT LINES BETWEEN THE TRACTS.

FENCE IS 6' IN HEIGHT (EXISTING AND PROPOSED)

TOTAL AREA: 42662 SQ. FT. (TRACT 1 & 2)
EXISTING IMPERVIOUS COVER: 3822 SQ. FT.
EXISTING PERVIOUS COVER: 3862 SQ. FT.

PROPOSED IMPERVIOUS COVER: 5570 SQ. FT.
PROPOSED PERVIOUS COVER: 6083 SQ. FT.
AN DECREASE OF 2121 SQ. FT. IMPERVIOUS COVER.

JOB NO.	1101004731 NO.	PER. NO.	DATE
DATE	02/04/11		
DRAWN BY	MM/A		
APPROVED BY	LAN		



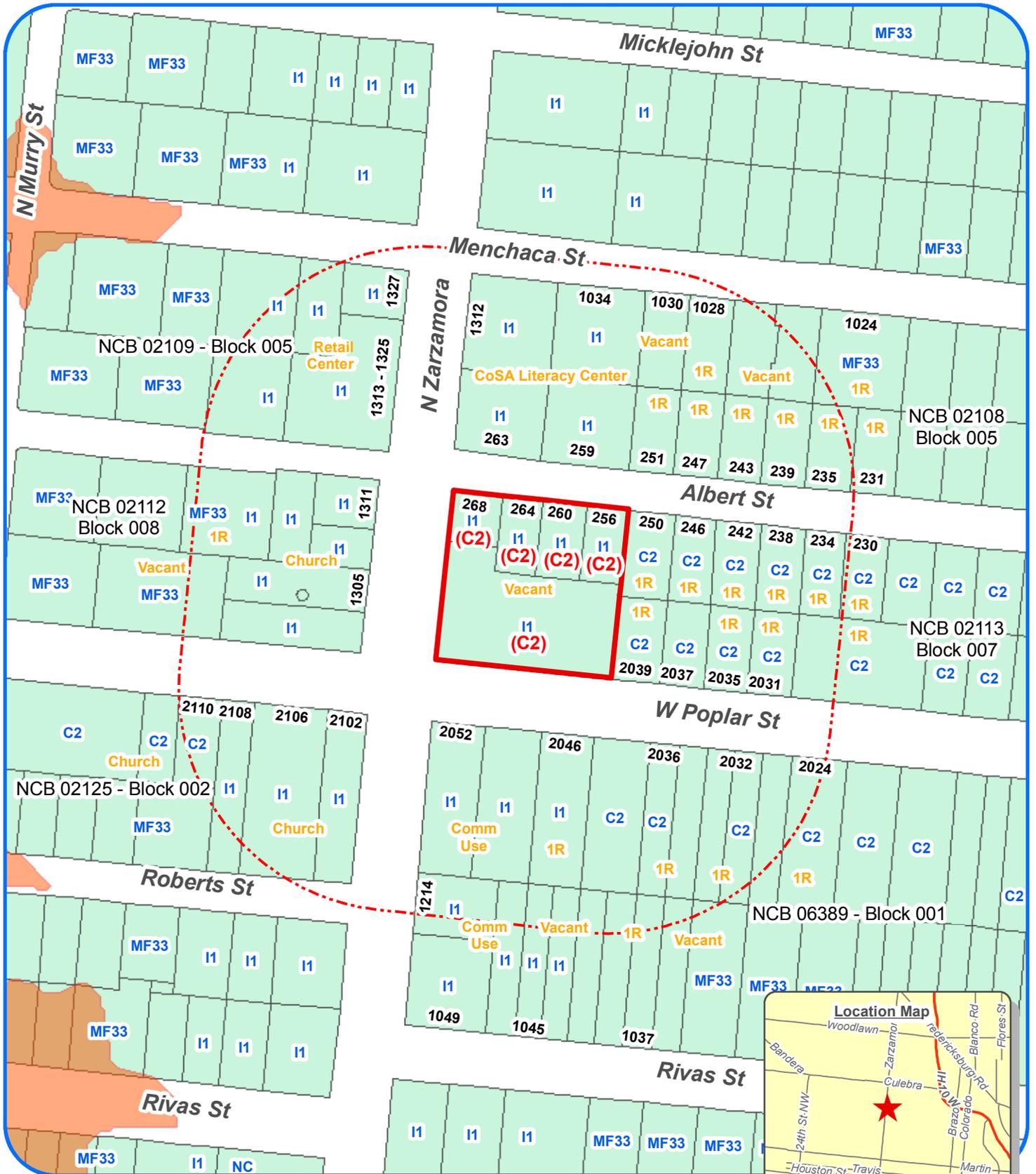
TRACT NO. 1
LOT 439-C NEW CITY BLOCK 7850 1/4 AND 1/2 ACRES TRACTS NO. 2, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO MAP OF PLAT THEREOF RECORDED IN VOLUME 7200 PAGE 101 USED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

TRACT NO. 2
THE SOUTH ONE-HALF (1/2) OF LOT 440, NEW CITY BLOCK 7850, 1/4 AND 1/2 ACRES TRACT NO. 2 (THAT ANADOLE ACRES TRACT NO. 2, THE SECOND-FILING) CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO MAP OF PLAT THEREOF RECORDED IN VOLUME 7200 PAGE 101, 102, 103, 104 AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PROPOSED TRACT NO. 1
PLAT AMENDED TO REMOVE INTERIOR LOT LINE

OWNER'S STATEMENT

I, GARY L. BAKER AND REBECCA A. FENNERTY, THE PROPERTY OWNERS, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNITED DEVELOPMENT CODE. ADDITIONALLY, WE UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.



Zoning Case Notification Plan

Case Z2011059

Council District 1

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 02113 - Block 007 - Lots 1 thru 4 and Lots 18 thru 21

Legend

- Subject Properties ——— (0.519 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(02/25/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2011059
Hearing Date: March 15, 2011
Property Owner: City of San Antonio
Applicant: City of San Antonio - Capital Improvement Management Services Department c/o Alma Nunez
Representative: City of San Antonio - Capital Improvement Management Services Department c/o Alma Nunez
Location: 2059 West Poplar Street and 256, 260, 264 and 268 Albert Street
Legal Description: Lots 1 through 4 and Lots 18 through 21, Block 7, NCB 2113, also known as Lot 35, Block 7, NCB 2113 (as recorded in volume 9620, page 172)
Total Acreage: 0.5568 of an acre
City Council District: 1
Case Manager: Micah Diaz, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 24, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 4, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 11, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 68

Neighborhood Associations: Gardendale Neighborhood Association

Planning Team Members: None

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North, south, and west along Zarzamora	"I-1" General Industrial District	Literacy Center, auto glass, psychic, churches, parking, retail center
Northeast, southeast, and farther west along cross streets	"MF-33" Multi-Family District	Single-family residences, undeveloped lots
East along Poplar Street and Albert Street	"C-2" Commercial District	Single-family residences, undeveloped lots

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare	Existing Character	Proposed Changes
North Zarzamora	Secondary Arterial Type B; two lanes each direction; sidewalks on both sides	None known.
West Poplar Street	Collector street; two lanes each direction; sidewalks on both sides	None known.
Albert Street	Local street; one lane each direction; sidewalks on both sides	None known.

Public Transit: VIA bus lines 89 and 289 run along West Poplar Street, with stops on either side of Zarzamora directly in front of the subject property. VIA bus line 520 runs along North Zarzamora, also with stops directly abutting and adjacent to the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. Parking lots do not generate peak hour trips; therefore, the traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The proposed use is a parking lot intended to provide additional parking for the City-owned learning center located across the street at the northeast corner of North Zarzamora and Albert Street.

Staff Analysis and Recommendation: Approval

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Property History: The subject property is located within the area recognized as the city limits in 1938, and was originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The property was recently platted into a single lot. There are no existing structures on the lot, but it is mostly covered with a rough mix of asphalt and gravel.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is not located within a community plan area.

While the requested zoning is not consistent with the existing pattern of zoning in the area, it is consistent with other recently approved zoning changes along the Zarzamora corridor.

2. Adverse Impacts on Neighboring Lands:

None. Denial of the zoning request could lead to future development of industrial uses on the subject property.

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property or the surrounding neighborhood. Current zoning practices would not place intense industrial zoning along a commercial corridor or near established residential neighborhoods. With few exceptions, most properties in this area do not have suitable zoning.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

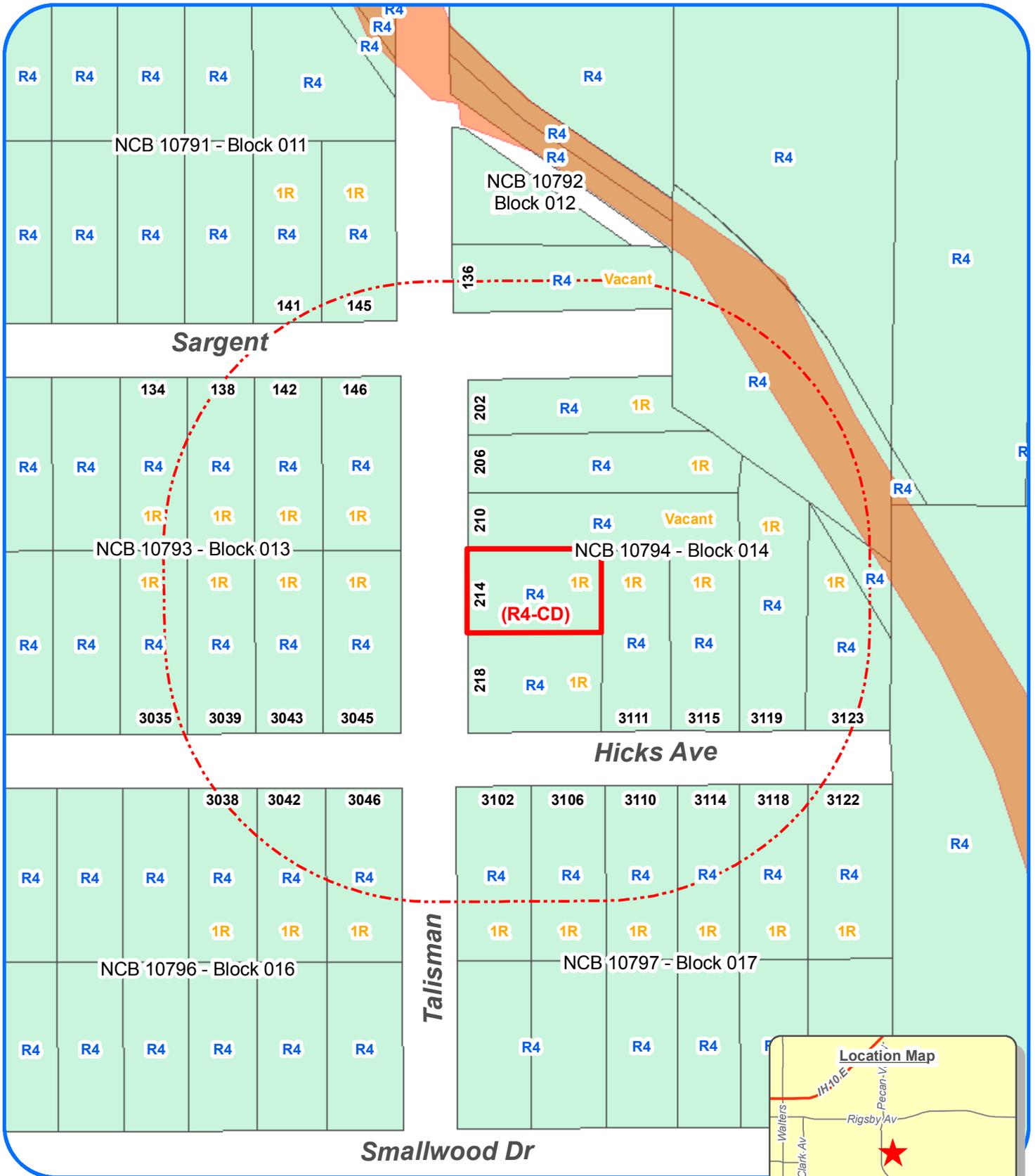
Although the Unified Development Code provides an exemption from zoning regulations for City-owned properties, current policy strongly encourages City projects abide by the zoning code.

6. Size of Tract:

None.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2011-065 CD

Council District 3

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 10794 - Block 014 - N 62.5 ft of Lots 4 & 5

Legend

- Subject Properties (0.145 Acres) █
- 200' Notification Area - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain █
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(02/23/2011 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011065 CD
Hearing Date: March 15, 2011
Property Owner: Felipe D DeLeon and Diana L DeLeon
Applicant: Felipe D DeLeon and Diana L DeLeon
Representative: Felipe D DeLeon and Diana L DeLeon
Location: 214 Talisman Street
Legal Description: North 62.5 feet of Lot 4 and Lot 5, Block 14, NCB 10794
Total Acreage: 0.1446
City Council District: 3
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "R-4" Residential Single-Family District

Requested Zoning: "R-4 CD" Residential Single-Family District with a Conditional Use for an Assisted Living Facility (With six (6) or more residents).

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 2, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 24, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 11, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 31

Neighborhood Associations: Pecan Valley Neighborhood Association

Planning Team Members: None

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North	"R-4"	Vacant
South	"R-4"	Single-Family Dwelling
East	"R-4"	Single-Family Dwelling
West across Talisman Street	"R-4"	Single-Family Dwelling

Overlay and Special District Information: None

Transportation

Thoroughfare	Existing Character	Proposed Changes
Talisman Street	Local access street one lane in each direction	None

Public Transit: The nearest VIA bus line is the number 28 that operates along Pecan Valley Drive.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required because traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Minimum Parking Requirement: 0.3 per room. Maximum Parking Requirement: 1 per room.

Staff Analysis and Recommendation: Approval.

Topography: The subject property is relatively flat and has no physical characteristics that are likely to affect the use.

Property History: The subject property was annexed in September of 1952 and was originally zoned "B" Residence District. In 2001 following the adoption of the Unified Development Code, the existing "R-4" Residential Single-Family District converted from the previous "B" Residence District.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is not located within a Neighborhood or Community Plan.

2. Adverse Impacts on Neighboring Lands:

The granting of the Conditional Use will not have an adverse impact on the neighborhood. The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of conditional zoning shall not be for all of the uses permitted in a given district but shall be only for the conditional use named in the ordinance (Assisted Living Facility) approving the conditional zoning district.

3. Suitability as Presently Zoned:

The base zoning district for the 0.1446 acre site will remain "R-4" Residential Single-Family District. Staff finds the requested Conditional Use to be appropriate given that the subject property will continue to permit a residential use. The Conditional Use will only permit the Assisted Living Facility.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The request does not appear to conflict with any established public policy.

6. Size of Tract:

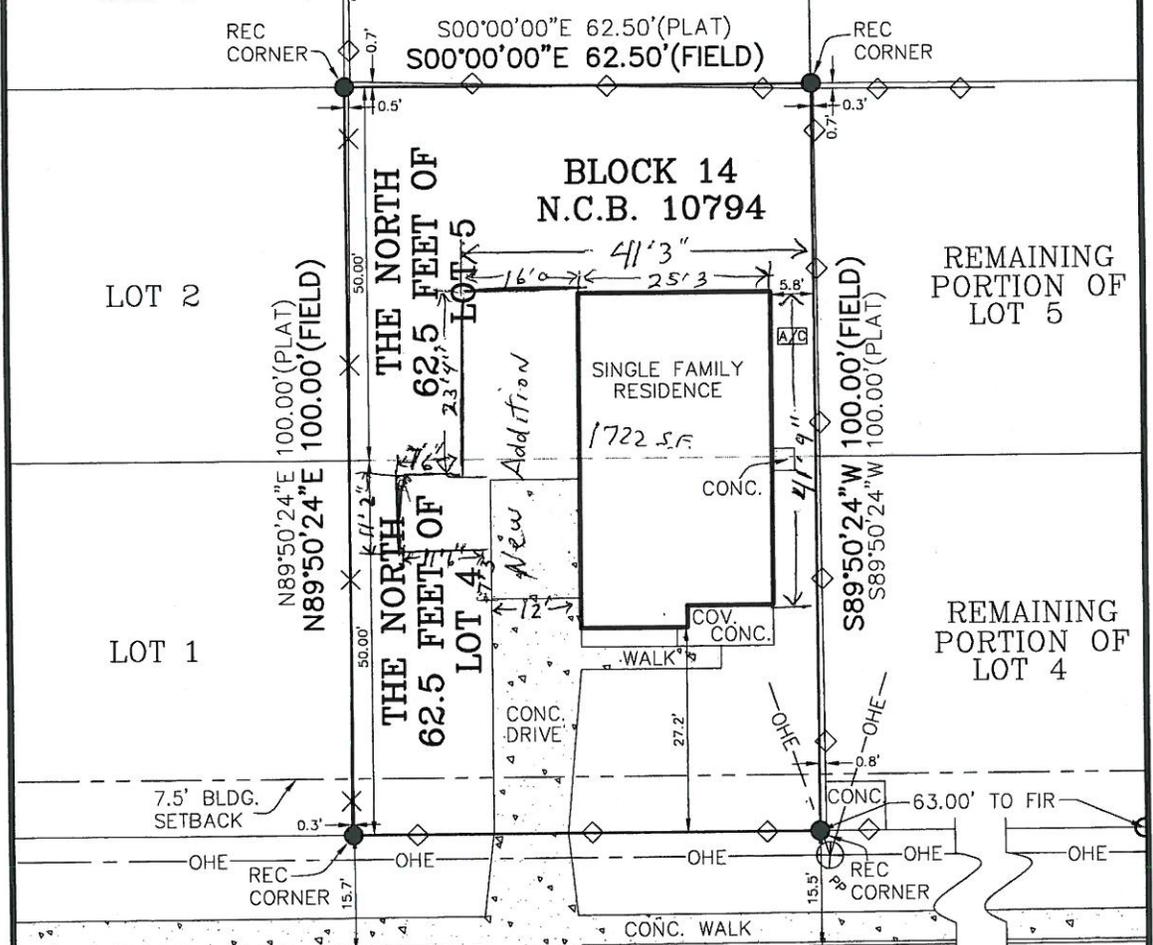
The 0.1446 acre tract is of sufficient size to accommodate the requested zoning, as well as the proposed use. The applicant has submitted a site plan in order to comply with the Conditional Use requirements. The applicant has an existing Assisted Living Facility and would like to increase capacity from 6 beds to 10 beds. The applicant is certified by the Center of Medicare and Medicaid and must follow the standards and regulations by the Texas Department of Aging and Disabilities.

7. Other Factors:

The applicant provides a residential setting that provides assistance with activities necessary for independent living to mentally or physically limited persons. The following conditions shall apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the City Council: 1. No exterior display or sign with the exception that a nameplate, not exceeding 3 square feet in area, may be permitted when attached to the front of the main structure. 2. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood.

1011065

We, Felipe Deleon & Diana Deleon, the Property owners, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, we understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve us from adherence to any applicable City Adopted Codes at the time of plan submittal for building permits.



N00°00'00"E 62.50'(FIELD)
N00°00'00"E 62.50'(PLAT)
(BEARING BASIS)
TALISMAN
(60' R.O.W. ASPHALT PAVEMENT)

- LEGEND:
- FND 1/2" IRON ROD
 - SET 1/2" IRON ROD
 - FENCE POST

SCALE: 1"=20'

BUYER: FILEPE DELEON and DIANA DELEON		ADDRESS: 214 TALISMAN	
TITLE COMPANY: STEWART TITLE GUARANTY COMPANY		G.F. NO.: 03104820	
LOT: THE NORTH 62.5 FEET OF LOTS 4 AND 5	BLOCK: 14	N.C.B.: 10794	
SUBDIVISION: T. E. BARNES, JR. SUBDIVISION, SECOND UNIT			
CITY: SAN ANTONIO	COUNTY: BEXAR	STATE: TEXAS	

PLAT RECORDED IN: VOLUME 2222 PAGE 333 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:
VOLUME 2107 PAGE 30 DEED RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 8932 PAGE 816 REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME XXX PAGE XXX REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME XXX PAGE XXX REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY OR AS SHOWN ABOVE.
THIS 27TH DAY OF AUGUST 2003, A.D.

Peter Aguirre
PETER A. AGUIRRE, R.P.L.S. 5464

P.O. BOX 100442
SAN ANTONIO, TEXAS 78201
PHONE: 210-534-6700
FAX: 210-534-9673



Zoning Case Notification Plan

Case Z2011066 S

Council District 5

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 00227 - Block 120 - Lot 26 and NCB 00228 - Block 118 - Lots 7 thru 15

Legend

- Subject Properties (3.600 Acres) ▬
- 200' Notification Area - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain ▬
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(02/23/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011066 S
Hearing Date: March 15, 2011
Property Owner: Bexar County (by Joe A. Aceves, P. E., Director of Infrastructure Services)
Applicant: Bury & Partners
Representative: Bury & Partners
Location: 800 Buena Vista Street and 826 Monterrey Street
Legal Description: Lot 26, Block 120, NCB 227 and Lots 7 through 15, Block 118, NCB 228
Total Acreage: 3.6 acres
City Council District: 5
Case Manager: Micah Diaz, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

Requested Zoning: "C-3 S IDZ AHOD" General Commercial Infill Development Zone Airport Hazard Overlay District with a Specific Use Authorization for a Correctional Institution

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 24, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 4, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 11, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 25

Neighborhood Associations: None

Planning Team Members: 78 – Downtown Neighborhood Plan

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
All	"I-2" Heavy Industrial District	Warehousing and distribution, contractor facility, UTSA downtown campus, City fleet operations, bail bonds offices, rail lines and CPS field services
West	"I-1 S" General Industrial District with a Specific Use Authorization for a Correction Institution	Warehouse and distribution

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare	Existing Character	Proposed Changes
Buena Vista Street	Primary Arterial; three lanes, elevated, one-way; two lanes, lower level, directions split by median	None known.
Monterey Street	Local street; two lanes	Abandonment of 800 Block.
South Comal Street	Local street; two lanes	None known.
South Salado Street	Local street; two lanes	None known.

Public Transit: There are no public transit lines in the immediate vicinity of the subject properties; although, there are a number of VIA bus lines in the general area.

Traffic Impact: A Traffic Impact Analysis is not required. Infill Development Zone (IDZ) requests are exempt from the TIA requirement.

Parking Information: Infill Development Zone Districts are exempt from minimum parking requirements. However, the site plan submitted by the applicant indicates a total of 232 proposed parking spaces.

Typically, parking requirements for office and office/warehouse uses is determined by size of the structures.

Office – Minimum Parking Requirement: 1 space per 300 square feet of gross floor area (GFA)

Office – Maximum Parking Requirement: 1 spaces per 140 square feet of GFA

Office/Warehouse – Minimum Parking Requirement: 1 space per 2,000 square feet of GFA

Office/Warehouse – Maximum Parking Requirement: 1 space per 200 square feet of GFA

Correctional Institution parking requirements are determined by the number of employees and service vehicles used. The minimum and maximum requirements are identical.

Parking Requirement: 1 space per employee on the maximum shift and 1 space per service vehicle

Staff Analysis and Recommendation: Approval with one condition

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Property History: The subject properties are located within the area recognized as the city limits in 1938, and were originally zoned "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-2" Heavy Industrial District.

The applicant has proposed abandonment and purchase of the right-of-way in the 800 Block of Monterey Street. Should the abandonment process and purchase transaction be successful, the property owner intends to plat the subject property area and former right-of-way as a single lot.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Downtown Neighborhood Plan, and is currently designated as "Residential" in the Future Land Use component of the plan. The applicant has requested a plan amendment to change the land use designation to "Government/Educational". Staff and Planning Commission recommend approval of the request.

2. Adverse Impacts on Neighboring Lands:

The area surrounding the subject property is developed primarily with warehouses, local government and utility facilities, and educational services. The proposed office/warehouse and correctional institution uses are compatible with the surrounding area.

3. Suitability as Presently Zoned:

Both the existing and proposed zoning districts are suitable for the subject property. However, the requested commercial district, specific use authorization, and Infill Development Zone overlay will allow an adaptive reuse of existing structures.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The subject property is in close proximity to other Bexar County correction offices and detention facilities.

5. Public Policy:

The proposed reuse of the existing buildings is consistent with City policies that encourage infill and redevelopment of the former industrial areas near downtown.

6. Size of Tract:

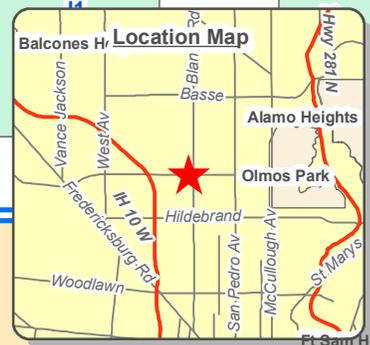
None.

7. Other Factors:

Should the requested specific use authorization be approved, staff recommends the following condition:

1. Correctional institution uses shall be limited to a restitution center, defined as follows:

Restitution center. A community-based corrections facility, which provides twenty-four-hour close supervision and a highly structured environment for non-violent felons. Offenders are confined to the center except to go to their place of employment, to perform community service work, or to attend education or rehabilitation programs.



Zoning Case Notification Plan

Case Z2011069 CD

Council District 1

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 07217 - Block 062 - N 132.5 ft of Lot 16

Legend

- Subject Properties (0.152 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(02/24/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2011069 CD
Hearing Date: March 15, 2011
Property Owner: Maria H. and Manuel C. Aguirre
Applicant: Jerry Arredondo
Representative: Jerry Arredondo
Location: 923 Fresno
Legal Description: The north 132.5 feet of Lot 16, Block 62, NCB 7217
Total Acreage: 0.1527 of an acre
City Council District: 1
Case Manager: Micah Diaz, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 24, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 4, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 11, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 30

Neighborhood Associations: Northwest Los Angeles Heights Neighborhood Association

Planning Team Members: 29 - Greater Dellview Area Community Plan

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North, west, and south	"R-4" Residential Single-Family District	Single-family residences
East	"R-4 CD" with a Conditional Use for Parking, "C-2" Commercial District, and "C-3" General Commercial District	Parking lot, restaurants, grocery/meat market

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare	Existing Character	Proposed Changes
Fresno	Secondary Arterial; two lanes in each direction; sidewalks on both sides	None known.
Blanco Road	Secondary Arterial; two lanes in each direction; sidewalks on both sides	None known.
Grant Avenue	Local street; two lanes	None known.
Edison Drive	Local street; two lanes	None known.

Public Transit: VIA bus lines 2 and 202 operate along Blanco Road, east of the subject property. VIA bus line 651 operates along Michigan Avenue and Fresno, west of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Parking requirements for offices are determined by the size of the structure.

Minimum parking requirement: 1 space per 300 square feet of gross floor area

Maximum parking requirement: 1 space per 140 square feet of gross floor area

The existing structure measures approximately 932 square feet. The site plan submitted by the applicant shows 4 parking spaces, including one ADA-accessible space and loading area, located behind the principal structure.

Staff Analysis and Recommendation: Approval with conditions

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Property History: The subject property was annexed in 1940 (per Ordinance 1845), and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The property was originally platted in 1910 (volume 105, page 284). A portion of the originally platted lot was conveyed to the City of San Antonio for the widening of Fresno. According to the Bexar County Appraisal District, the existing residential structure was constructed in 1945.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located in the Greater Dellview Area Community Plan, and is designated as "Low-Density Residential" in the Future Land Use component of the plan. Plan consistency is determined by the base zoning district; therefore, no plan amendment is required.

2. Adverse Impacts on Neighboring Lands:

The subject property is surrounded by residential zoning and uses to the north, west, and south. However, Fresno is identified as an arterial thoroughfare in the City's Major Thoroughfare Plan; and, as such, may be suitable for low-intensity commercial uses. The conditional use request allows future residential uses and retains the residential character of the structure.

3. Suitability as Presently Zoned:

The property is suitable for residential uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

None.

6. Size of Tract:

None.

7. Other Factors:

Should the requested conditional use be approved, the structure will be required to meet commercial building code standards in order to obtain a certificate of occupancy for a non-residential use.

Per Section 35-422 of the Unified Development Code, the following conditions shall apply should the requested conditional use be approved:

- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m.

11089

10'-0" Alley

Legend

— Traffic Flow

Parking Requirement

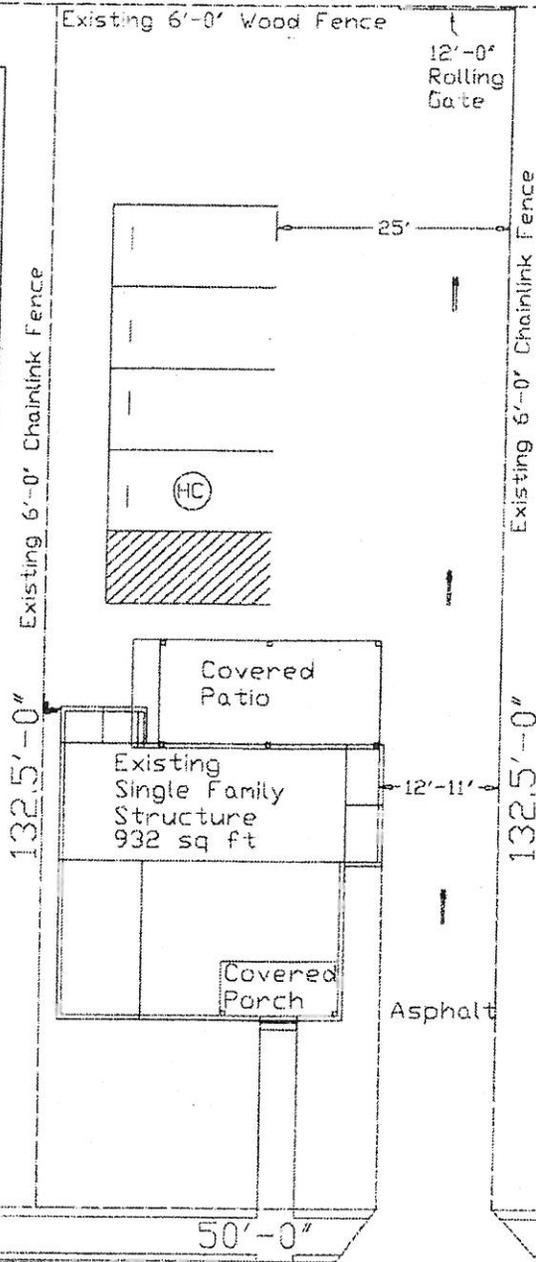
Min. 1 parking space per 300 sq ft of GFA

Max. 1 parking space per 140 sq ft of GFA

Bldg.	Size	Min.	Max.	Actual
Existing	932 sq ft	4	7	4

Note:
Site Has No Existing Trees
(gfa-gross floor area)

Residential Structure



Burger King

Site Plan
Scale: 1"=20'-0"

923 Fresno
San Antonio, Tx 78201
60' ROW (Asphalt Pkmt.)

We, Manuel & Maria Aquino, the property owners, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, we understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve us from adherence to any/all City-adopted Codes.

NCB 7217 BLK 62 Lot N 1325 of 16



Zoning Case Notification Plan

Case Z-2011-070

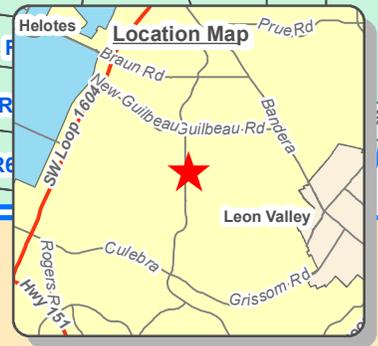
Council District 7

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 18313 - Block 000 - Parcel P-124

Legend

- Subject Properties (8.447 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential
- 1R



Development Services Dept
City of San Antonio
(02/24/2011 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011070
Hearing Date: March 15, 2011
Property Owner: Woodstone Oaks Business Park, LTD
Applicant: Woodstone Oaks Business Park, LTD
Representative: Andrew C. Guerrero
Location: A portion of the 7500 Block of Tezel Road located at the southeast corner of Tezel Road and Park Vista Drive
Legal Description: Parcel 124, NCB 18313
Total Acreage: 8.447
City Council District: 7
Case Manager: Micah Diaz, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "C-2" Commercial District
Requested Zoning: "R-5" Residential Single-Family District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 24, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 4, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 11, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 45
Neighborhood Associations: None
Planning Team Members: 29 - Northwest Community Plan
Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North	"C-3NA S" General Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Mini-warehouse Storage Facility	Self-Storage
East	"R-6" Residential Single-Family District	Single-family residences
South	"R-6", "C-2" Commercial District, and "C-3NA"	Small engine repair, single-family residences, undeveloped land
West	"R-6", "C-2", and "C-3NA"	Churches, car wash, drug store, grocery/meat market

Overlay and Special District Information: None.

Transportation

Thoroughfare	Existing Character	Proposed Changes
Tezel Road	Secondary Arterial; two lanes each direction with center median; sidewalks on both sides	None known.
Park Vista Drive	Local Street; two lanes	None known.

Public Transit: The nearest public transit is the 606 VIA bus line that operates along Guilbeau Road, just over half a mile north of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Single-family residential uses require a minimum of 1 parking space per unit.

Staff Analysis and Recommendation: Approval

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Property History: The subject property was annexed in 1986 (Ordinance 64025), and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1987 case, the property was rezoned to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. The property is unplatted and undeveloped.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Northwest Community Plan and is designated as "High Density Residential" in the Future Land Use component of the plan. The plan includes language that allows low- and medium-density uses within the high-density designation. Therefore, the requested zoning is consistent with the adopted community plan.

The UDC expressly allows multi-family development to a density of 33-units per acre on properties that converted from the "B-2" Business District. According to the future land use plan, such a development is acceptable and encouraged along arterial thoroughfares and as a transition between commercial and low density residential uses.

However, the non-residential uses permitted in the "C-2" district are not consistent with the adopted community plan. Much of the Tezel Road corridor carries the Neighborhood Commercial land use designation, which is consistent with office and small retail or service uses.

2. Adverse Impacts on Neighboring Lands:

None.

3. Suitability as Presently Zoned:

Aside from the future land use designation, the property is located along a corridor that includes commercial and institutional uses. The property is of sufficient size to accommodate commercial development that includes adequate buffering and setback protections for the neighboring residential subdivisions. However, the current zoning does not conform to the Northwest Community Plan.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The subject property is currently wooded. New development is required to follow the City's tree preservation ordinance which serves to promote canopy cover.

6. Size of Tract:

The requested "R-5" Residential Single-Family District allows a minimum lot size of 5,000 square feet. Theoretically, the zoning authorizes as many as nine units per acre, allowing up to 76 lots if no new right-of-way is required. Typically, approximately 30% of the land area in a new subdivision is needed for infrastructure. In this case, the applicant proposes 49 lots and construction of a new public street to serve the development.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2011-071 CD

Council District 5

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 02322 - Block 001 - N 107.1 ft of Lot 2 and All of Lots 3, 4, & 5

Legend

- Subject Properties (0.74 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential

(0.74 Acres)

TEXT

(TEXT)

1R



Development Services Dept
City of San Antonio
(02/24/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2011071 CD
Hearing Date: March 15, 2011
Property Owner: Shirley Gonzales
Applicant: Brown & Ortiz, P. C.
Representative: Brown & Ortiz, P. C.
Location: 105 South Zarzamora Street and 2918 West Commerce Street
Legal Description: South 50 feet of Lot 1 and all of Lot 2, Lot 3, Lot 4 and Lot 5, Block 1, NCB 2322
Total Acreage: 0.74
City Council District: 5
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Requested Zoning: "C-2 CD IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District with a Conditional Use for a Pawn Shop

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 2, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 24, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 11, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet:

Neighborhood Associations: Prospect Hill Neighborhood Association, Avenida Guadalupe Association Inc. within 200 feet.

Planning Team Members: 22 (Guadalupe Westside Community Plan)

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North	"C-3 AHOD"	Commercial Use
West	"C-3 AHOD"	Commercial Use
East across South Zarzamora Street	"C-3R AHOD"	Shopping Center
South across alley	"C-2 AHOD" and "MF-33"	Restaurant

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare	Existing Character	Proposed Changes
South Zarzamora Street	Secondary arterial two lanes in each direction	None
West Commerce Street	Secondary arterial two lanes in each direction	None

Public Transit: The VIA number 75 and 76 bus lines operate along South Zarzamora Street and number 520 operates along West Commerce Street.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required because traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Minimum Parking Requirement: 1 per 300 sf GFA. Maximum Parking Requirement: 1 per 150 sf GFA.

Staff Analysis and Recommendation: Approval.

Topography: The subject property is relatively flat and has no physical characteristics that are likely to affect the use.

Property History: The subject property is located within the City Limits as recognized in 1938. The subject property was originally zoned "H" Local Retail. In 2001 following the adoption of the Unified Development Code, the existing "C-3 AHOD" General Commercial Airport Hazard Overlay District converted from the previous "H" Local Retail. A Pawn Shop requires a "C-3" zoning to be permitted by right, but it may be allowed in the "C-2" district with the approval of a Conditional Use. The "IDZ" district provides flexibility to the property owner in adhering to several typical development requirements, such as, setback limitations, parking, parks and open space, and buffer requirements.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Guadalupe Westside Community Plan and is currently designated as "Community Commercial" which includes a range of medium intensity commercial uses that serve two or more neighborhoods. The corresponding zoning is "NC", "C-1", "C-2P", "O-1" and "UD". Therefore, the requested zoning district is consistent with the plan.

2. Adverse Impacts on Neighboring Lands:

The granting of the zoning request and Conditional Use will not have an adverse impact on the neighborhood. The purpose for the requested zoning change is to allow for an expansion of the existing Bill's Pawn Shop.

3. Suitability as Presently Zoned:

The current "C-3 AHOD" General Commercial Airport Hazard Overlay District and proposed "C-2 AHOD" Commercial Airport Hazard Overlay District are both appropriate for the area. The site has access from South Zarzamora Street and West Commerce Street.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The proposed zoning of "C-2 CD IDZ AHOD" would be a downzoning from "C-3 AHOD".

5. Public Policy:

The request does not appear to conflict with any established public policy.

6. Size of Tract:

The subject property is 0.74 acres in size, which is adequate to accommodate a Pawn Shop. The applicant has submitted a site plan to comply with the Conditional Use requirements.

7. Other Factors:

The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of conditional zoning shall not be for all of the uses permitted in a given district but shall be only for the conditional use named in the ordinance (Pawn Shop) approving the conditional zoning district. The "IDZ" provides flexible standards for the development and reuse of underutilized parcels. Provide a more flexible approach to design and development of infill projects.

22011071

PROJECT OFFICE
1114 SOUTH ST MARY'S STREET
SAN ANTONIO, TEXAS 78216
potteet architects
tel: 210.211.3818
fax: 210.281.0715
www.potteetarchitects.com

ARCHITECT
DATE: 11.15.09 EXP DATE: 12.1.10
CONSULTANT

ENGINEER

DATE: EXP DATE:

2918
WEST COMMERCE

2918 WEST COMMERCE STREET
SAN ANTONIO, TEXAS
OWNER
BULL'S PAWN
2918 WEST COMMERCE STREET
SAN ANTONIO, TEXAS 78207

NO. DATE DESCRIPTION OF ISSUE

JOB NO.: XXXXX DRAWN BY: JY
DATE: FEBRUARY 15, 2011 CHECKED:

SHEET TITLE & NO.: SITE PLAN
A1.0

SITE PLAN REQUIREMENTS

NOTE: NUMBERING CORRESPONDS TO COSA REQUIREMENTS LIST

1) 0.74 ACRES TOTAL.

1a)

BUILDING	SQ FT
PAWN SHOP	3,646 SQ FT
RESTAURANT	4,388 SQ FT
DUPLEX	1,034 SQ FT
PROPOSED ADDITION	4,752 SQ FT

1b) SEE LEGEND FOR LOCATION OF EXISTING BUILDING AND PAVING.

IMPERVIOUS COVER	EXISTING	PROPOSED
	32,431 SQ FT	32,386 SQ FT

1c)

	EXISTING	PROPOSED
HARD SURFACE STREETS	N/A	N/A
PARKING FACILITIES - LOT @ GRADE	10,463 SQFT	10,463 SQFT
OUTDOOR MECHANICAL EQUIPMENT	N/A	N/A
SENS	N/A	10 SQFT APPROX
OTHER PAVED AREAS	12,239 SQFT	7,547 SQFT

2) SEE PLAN GRAPHIC.

3) SEE PLAN GRAPHIC.

4) SEE PLAN GRAPHIC.

5) ALL EXISTING PAVED AREAS TO REMAIN (SHOWN SHADED) EXCEPT FOR FOOTPRINT OF PROPOSED BUILDING.

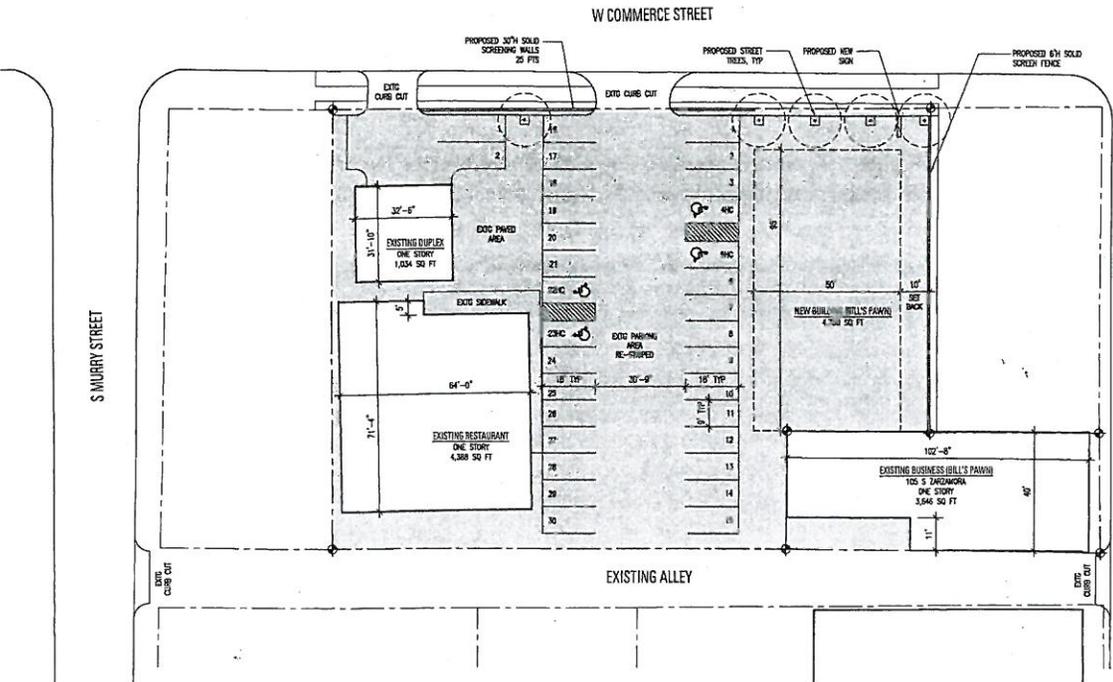
6)

	EXISTING	PROPOSED
PAWN SHOP	3,646 SQFT PAWN SHOP	3,646 SQFT PAWN SHOP
RESTAURANT	4,388 SQFT RESTAURANT	4,388 SQFT RESTAURANT
DUPLEX	1,034 SQFT RESIDENTIAL	1,034 SQFT RESIDENTIAL
PROPOSED BUILDING		9,500 SQFT PAWN SHOP 1ST & 2ND FLOORS 3,000 SQFT RESIDENCE 3RD FLOOR

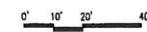
NOTE: INTENDED USE OF PROPERTY IS AS EXISTS WITH THE ADDITION OF NEW BUILDING.

7) *James Griffin*, THE AUTHORIZED REPRESENTATIVE OF THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNITED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

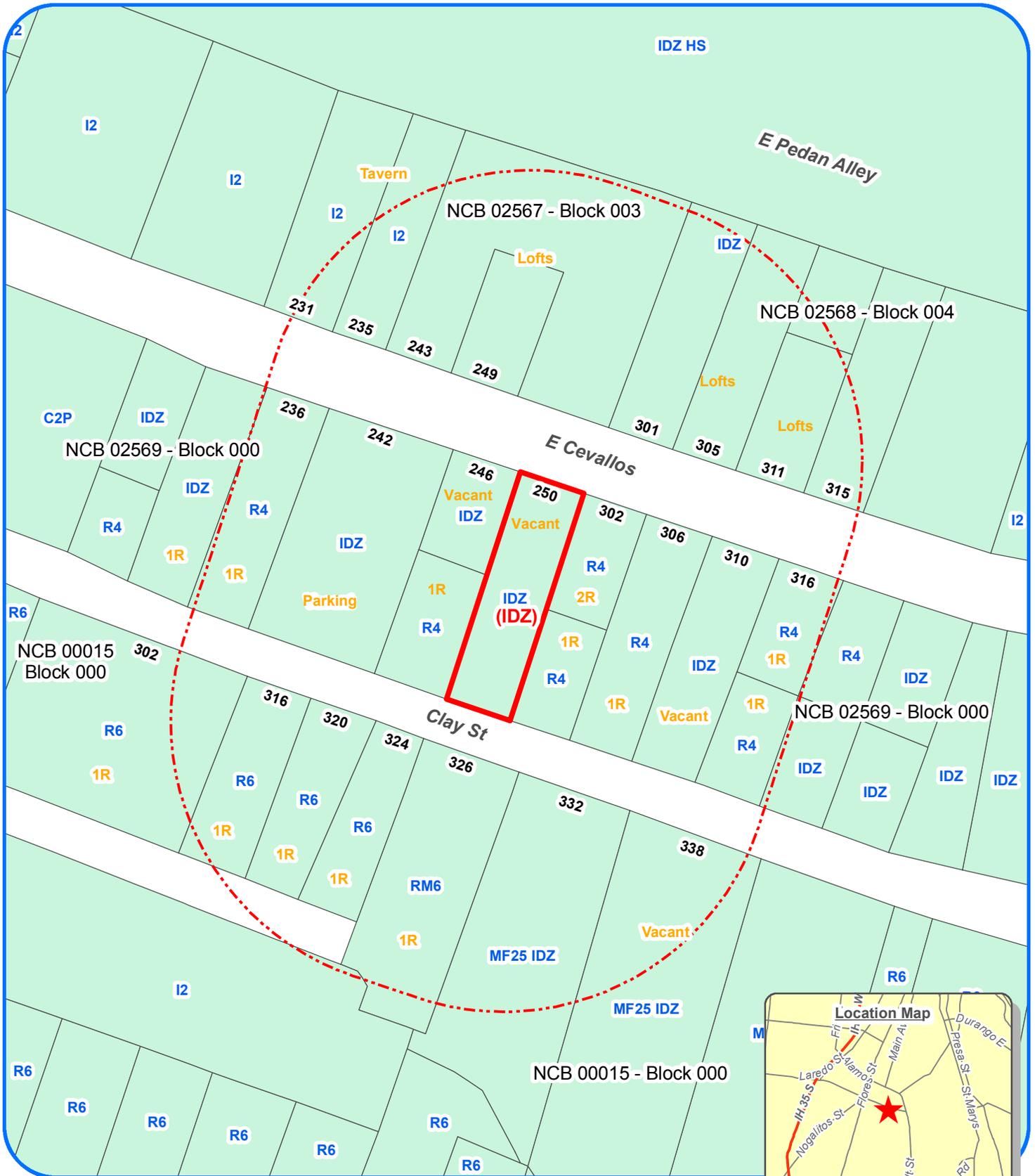
James Griffin
SIGNATURE



1 SITE PLAN: 2918 W COMMERCE
SCALE: 1" = 20'-0"



SITE PLAN LEGEND
 EXISTING PAVING (IMPERVIOUS)
 EXISTING BUILDINGS
 PROPOSED BUILDING



Zoning Case Notification Plan

Case Z-2011-073

Council District 5

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): 0.204 of an acre out of Lots 3 & 4, Block 4, NCB 02569

Legend

- Subject Properties (0.204 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential 1R



Development Services Dept
City of San Antonio
(02/25/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011073

Hearing Date: March 15, 2011

Property Owner: Frank W. Riesenecker

Applicant: Terramark Homes (Charles H. Turner, CEO)

Representative: Terramark Homes (Charles H. Turner, CEO)

Location: 250 East Cevallos; Located on the south side of East Cevallos between South Flores Street to the west and Probandt Street to the east.

Legal Description: 0.204 of an acre out of Lots 3 and 4, Block 5, NCB 2569

Total Acreage: 0.204

City Council District: 5

Case Manager: Brenda Valadez, Planner

Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and "R-4" Residential Single Family District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 25, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 2, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 11, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 21

Neighborhood Associations: Lone Star Neighborhood Association

Planning Team Members: 15 (South Central San Antonio Community Plan)

Applicable Agencies: None.

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North	I-2, IDZ	Bar, Lofts under construction
South	MF-25 IDZ, RM-6, R-6	Vacant land, Single-family residences
East	R-4, IDZ	Duplex, Vacant land, Single-family residences
West	R-4, IDZ	Parking Lot, Vacant land, Single-family residences

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare	Existing Character	Proposed Changes
East Cevallos	Local Street	None known.
Clay Street	Local Street	None known.
South Flores Street	Secondary Arterial Type B	None known.
Probandt Street	Secondary Arterial Type A	None known.

Public Transit: The nearest VIA buslines are the number 43 and 44 lines that operate along South Flores Street and the number 46 line that operates along Probandt Street.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: The applicant is requesting an IDZ zoning designation, which waives the minimum parking requirements.

Staff Analysis and Recommendation: Staff recommends approval.

Topography: The property is relatively flat, with little vegetation.

Property History: The subject property is undeveloped. The property is located within the City Limits as they were recognized in 1936, and was originally zoned "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-2" Heavy Industrial District. In a 2006 case, the subject property was rezoned to "IDZ" Infill Development Zone with uses permitted in "R-4" Residential Single-Family District and "NC" Neighborhood Commercial District.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is located within the South Central San Antonio Community Plan, and is currently designated as "Mixed Use" in the Future Land Use Plan. The zoning request is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

The proposed multi-family zoning is appropriate for the area. Medium and high density developments are encouraged in areas where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares. There is a mix of uses surrounding the subject property. This development pattern is desired along this block of East Cevallos, as described in the South Central Community Plan.

3. Suitability as Presently Zoned:

The subject property's current zoning is appropriate; however this portion of East Cevallos has transitioned from heavy industrial and single-family residential uses to commercial and multi-family uses. The proposed multi-family development is appropriate and in character with the current development pattern along East Cevallos.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The property is located within the Inner City Reinvestment Policy (ICRIP) area. The purpose of the ICRIP is to promote growth and development in the inner city, specifically in areas that are currently served by public infrastructure and transit, but underserved by residential and commercial real estate markets.

6. Size of Tract:

The 8,900 square foot tract of land is of sufficient size to accommodate the requested zoning and use.

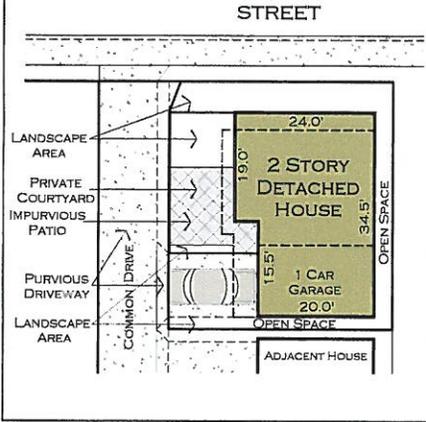
7. Other Factors:

None.

TYPICAL LOT ~ PLAN 'A'

Scale: 1" = 20'

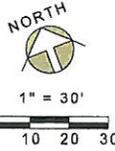
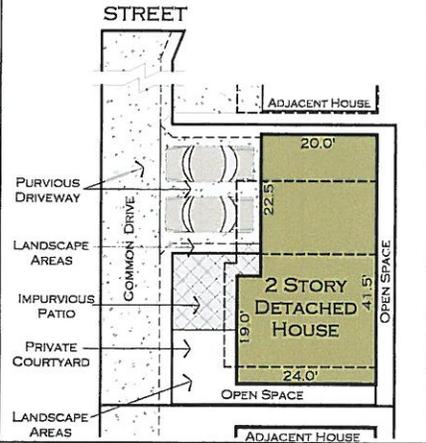
APPROXIMATE SQUARE FOOTAGE	
FOUNDATION:	740 SF
LIVING AREA:	1,400 SF
PAVED PATIO AREA:	185 SF
IMPERVIOUS AREA:	925 SF



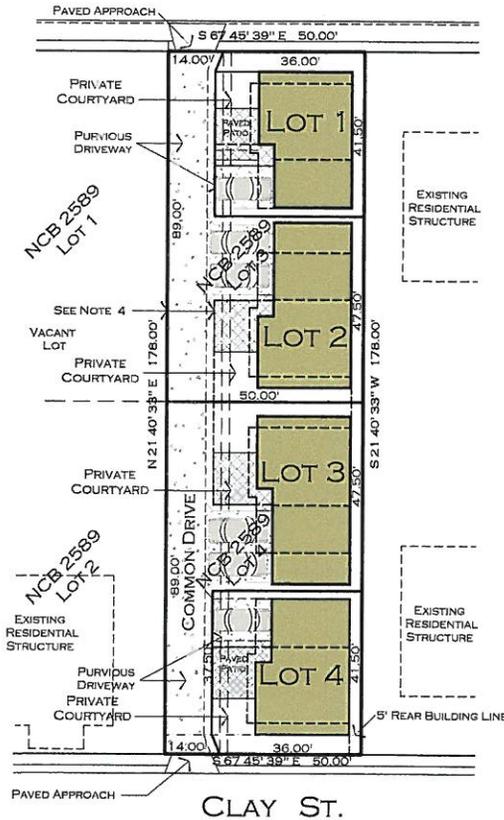
TYPICAL LOT ~ PLAN 'B'

Scale: 1" = 20'

APPROXIMATE SQUARE FOOTAGE	
FOUNDATION:	900 SF
LIVING AREA:	1,400 SF
PAVED PATIO AREA:	185 SF
IMPERVIOUS AREA:	1,085 SF



E. CEVALLOS ST.
(55.6' ROW)



SITE DATA	
TOTAL LAND AREA	8,900 SF / 0.204 AC.
TOTAL PROPOSED LOTS	4
UNITS/ACRE	20.0
MINIMUM LOT SIZE	1,500 SF
PROPOSED PAVED AREA	750 SF
TOTAL PERVIOUS AREA	4,880 SF
TOTAL IMPERVIOUS AREA	4,020 SF

- GENERAL NOTES:**
1. CLAY STREET IS DESIGNATED AS THE REAR PROPERTY LINE FOR PURPOSE OF ESTABLISHING THE REQUIRED 5 FOOT REAR SETBACK REQUIRED IN "IDZ". NO OTHER SETBACK LINES ARE REQUIRED IN "IDZ".
 2. ALL ON-SITE DRIVEWAYS TO BE CONSTRUCTED OF PERVIOUS MATERIALS
 3. THE SOUTH LOT LINE OF LOT 1 AND THE NORTH LOT LINE OF LOT 2 SHALL BE ZERO LOT LINE
 4. A PERMANENT VARIABLE WIDTH EGRESS & INGRESS EASEMENT AND UTILITY EASEMENT SHALL BE ESTABLISHED BY PLAT FOR THE COMMON USE OF LOTS 1-4
 5. "IDZ" WAIVES PARKING REQUIREMENTS

250 E. CEVALLOS
A PROPOSED RESIDENTIAL COMMUNITY
SITE PLAN

FEBRUARY 10, 2011

LEGAL DESCRIPTION:

0.204 ACRES BEING
LOT 3 & 4 ,BLOCK 5
NCB 2569,
SAN ANTONIO ,TEXAS

CURRENT ZONING:
"IDZ" INFILL DEVELOPMENT ZONE
WITH "R-4" SINGLE FAMILY AND "NC"
NEIGHBORHOOD COMMERCIAL.

PROPOSED ZONING:
"IDZ" INFILL DEVELOPMENT ZONE
WITH "MF 33"

I, FRANK RIESENECKER ,OWNER OF THE PROPERTY, ACKNOWLEDGES THAT THIS SITE PLAN SUBMITTED FOR PURPOSES OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIDE DEVELOPMENT CODE. ADDITIONALLY, OWNER, UNDERSTANDS THAT THE CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE OWNER FROM ADHERENCE TO ANY AND ALL CITY ADPTOD CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

DEVELOPER



72011073